

1. Meeting Materials

Documents:

[DECEMBER 14, 2016 PUBLIC NOTICE.PDF](#)
[DECEMBER 14, 2016 DECISIONS.PDF](#)

PUBLIC NOTICE

Notice is hereby given that on Wednesday, December 14, 2016 at 8 P.M. in the Joseph Cone Meeting Room, Town Hall, 101 Field Point Road, Greenwich, a Public Hearing will be held by the Planning and Zoning Board of Appeals of the Town of Greenwich to hear appeals from decisions of the Zoning Enforcement Officer, applications to approve special exceptions, and applications to vary the Building Zone Regulations as amended in the following matters:

Notice is hereby given that on Wednesday, December 14, 2016 at 7:45 P.M. in the Division of Building Inspection Office, 2nd Floor, Town Hall, an Executive Session will be held by the Planning and Zoning Board of Appeals to discuss pending litigation regarding 330 Railroad Avenue, LLC. v. Planning and Zoning Board of Appeals.

- No. 1 PLZE201600546 **141 CAT ROCK ROAD , GREENWICH, CT.** Appeal of Thomas and Sarah Toepke, for a variance of side yard setback to permit the construction of a covered porch on a dwelling located in the RA-2 zone.

- No. 2 PLZE201600549 **3 KONITTEKOCK ROAD , GREENWICH, CT.** Appeal of Zachary Martinez & Konittecock Wood Tax District, for variances of required setbacks and allowable obstructions within an intersection to permit the placement of security camera equipment within the right of way located in the RA-2 zone.

- No. 3 PLZE201600377 **330 RAILROAD AVENUE, GREENWICH, CT.** Appeal of 330 Railroad Avenue, LLC, for variances of front and street side yard setbacks to permit the placement of an electrical transformer on a commercial property located in the GB zone.

- No. 4 PLZE201600292 **27 NAWTHORNE ROAD, OLD GREENWICH.** Appeal of Adrian Owles and Mary Mcniff for variances of required side yard and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone.

- No. 5 PLZE201600554 **261 WEST PUTNAM AVENUE, GREENWICH.** Appeal of West Putnam Realty, LLC. for a variance of floor area ratio to permit the construction of a new interior parts deck at a commercial building located in the GB zone.

- No. 6 PLZE201600566 **9 SAWMILL LANE, GREENWICH.** Appeal of Nicholas and Tammy Kiratsous for variances of floor area ratio and required lot shape to permit the construction of an addition to a dwelling located in the RA-1 zone.

- No. 7 PLZE201600524 **36 Le GRANDE AVENUE, GREENWICH, CT.** Appeal of Robert Hurst and Chiang Chia-Yin for variances of front and side yard setback to permit the construction of a carport/enclosed storage area on a property located in the R-6 zone.

Dated: December 14, 2016

David Weisbrod, Chairman

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 12/14/16**

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE201600292 through Appeal No. PLZE201600566 described below heard December 14, 2016 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is December 26, 2016.

- No. 1 PLZE201600546 **141 CAT ROCK ROAD , GREENWICH, CT.** Appeal of Thomas and Sarah Toepke, for a variance of side yard setback to permit the construction of a covered porch on a dwelling located in the RA-2 zone was granted.
- No. 2 PLZE201600549 **3 KONITTEKOCK ROAD , GREENWICH, CT.** Appeal of Zachary Martinez & Konittekock Wood Tax District, for variances of required setbacks and allowable obstructions within an intersection to permit the placement of security camera equipment within the right of way located in the RA-2 zone was granted with conditions.
- No. 3 PLZE201600377 **330 RAILROAD AVENUE, GREENWICH, CT.** Appeal of 330 Railroad Avenue, LLC, for variances of front and street side yard setbacks to permit the placement of an electrical transformer on a commercial property located in the GB zone was granted with conditions.
- No. 4 PLZE201600292 **27 NAWTHORNE ROAD, OLD GREENWICH.** Appeal of Adrian Owles and Mary Mcniff for variances of required side yard and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone was continued.
- No. 5 PLZE201600554 **261 WEST PUTNAM AVENUE, GREENWICH.** Appeal of West Putnam Realty, LLC. for a variance of floor area ratio to permit the construction of a new interior parts deck at a commercial building located in the GB zone was granted.
- No. 6 PLZE201600566 **9 SAWMILL LANE, GREENWICH.** Appeal of Nicholas and Tammy Kiratsous for variance required lot shape to permit the construction of an addition to a dwelling located in the RA-1 zone was granted.
- No. 7 PLZE201600524 **36 Le GRANDE AVENUE, GREENWICH, CT.** Appeal of Robert Hurst and Chiang Chia-Yin for variances of front and side yard setback to permit the construction of a carport/enclosed storage area on a property located in the R-6 zone was granted.

Dated: December 26, 2016